

Area 90

Redmond/ Woodinville/ East Kirkland/ Bothell

Identification of the Area

Boundaries:

North – NE 205th ST (King – Snohomish County line)

West – I-405 from the King-Snohomish line south to NE 40th St., and 148th Ave NE south to NE 20th St. The Totem Lake neighborhood between NE 104th St and NE 132nd St has been transferred to Area 85-25. .

East – From the King-Snohomish line, south along 148th Ave NE to NE 165th St, then west to the Sammamish River, then south along the Sammamish River to NE 116th St, then east to 196th Ave NE, and then south to Lake Sammamish.

South – From I-405, east along NE 40th St to 132nd Ave NE, then north to 60th St, then east to 148th Ave NE, then south to NE 20th St, then east to Bel-Red Rd, then following northeast along Bel-Red Rd to NE 40th St, then east to 172nd Ave NE, then south to NE 20th PL, and then east to Lake Sammamish.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 90 includes the commercial areas within the cities of Redmond and Woodinville, and the eastern commercial portions of Bellevue, Kirkland, Bothell and portions of adjacent unincorporated east King County. 11 neighborhoods have been created for appraisal purposes to reflect sub-markets within the Area. Former Area 90-40 (Totem Lake) has been transferred to Area 85-25.

Physical Inspection Area:

Neighborhoods 90-15 & 90-20, located in Woodinville were physically inspected for this cycle. The neighborhoods are approximately 21% of the entire Area. Information for the remaining portion of the Area is based on existing County records and data as inspected during prior years.

Preliminary Ratio Analysis:

A Preliminary Ratio Study of existing values was done in April 2004. The study included sales of improved parcels and showed a COV of 14.35%.

The study was repeated after application of the 2003 recommended values. The results are included in the validation section of this report showing a difference in the COV from 14.35% to 6.99%.

Scope of Data

Land Value Data:

Vacant land sales from 1/1/2001 to 12/31/03 were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division & Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Additional information was obtained using the CoStar Comps service. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Summary, Schedule, and Changes:

The land valuation consisted of a review of all vacant land sales from 1/2001 through 12/2003. The number of land sales were noted to have slowed considerably compared to prior years. In some neighborhoods, due to the limited new sales, older sales and sales from adjacent neighborhoods were considered. The lien date for valuation is 1/1/2004.

The recommended new land values for the 2004 assessment year (taxes payable in 2005) results in an overall average change from the 2003 assessment year of 1%.

The total land values, including specialties, for Area 90 increased from \$2,552,274,509 to \$2,525,855,036 (adjusting for the removal of 90-40).

Neighborhood Descriptions and Sales:

The following is a breakdown of each neighborhood and a summary of the primary land sales considered. The assessor considered these and historic sales as the method of establishing the new assessed land values for each neighborhood.

North Creek (10)

The North Creek neighborhood is defined by the area within the North Creek planning area located within the city of Bothell. The neighborhood is considered part of the regions Technology Corridor and includes the Quadrant and Schnitzer Business Parks. Zoning consists of a Planned Unit special overlay classification including R15, OP, CB, and LI. Lot sizes are typically 100,000 to 200,000 sqft.

Land values typically range within \$12 to \$14/sf.

1 land sale since 1/2000 is included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|-------------|-----------|----------|-------------|----------|------------|
| 90-10 | 092605-9009 | \$4,350,000 | 4/10/02 | 1746293 | \$14.9 | 291,660 | R15/O P |

Woodinville - North & South Industrial(15) (25)

The Woodinville Industrial neighborhoods are defined by properties located within the Industrial (I) & General Business (GB) zoned properties of Woodinville within King County. The cities manufacturing related and warehouse facilities are generally located here. The GB zoning emphasizes a more auto-oriented retail and service use.

A small number of Residential (R)-zoning is included within these neighborhoods. Bear creek is noted to run through part of this neighborhood.

Land values typically range within \$7-\$9/sf. for I zoned properties and \$10-\$14 for GB.

5 land sales since 1/2000 are included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|-------------|-----------|----------|-------------|----------|------|
| 90-15 | 951710-0250 | \$400,000 | 11/24/00 | 1790317 | \$1.4 | 282704 | GB |
| 90-15 | 062210-0051 | \$1,075,000 | 10/6/00 | 1780579 | \$14.1 | 76,512 | GB |
| 90-15 | 032605-9146 | \$749,000 | 11/02/01 | 1850952 | \$6.2 | 110,478 | I |
| 90-15 | 571160-0020 | \$500,000 | 10/28/02 | 1918545 | \$8.4 | 59,448 | I |
| 90-15 | 032605-9022 | \$737,300 | 8/2/02 | 1902248 | \$8.8 | 83,738 | I |

Woodinville – Downtown (20)

The Downtown Woodinville neighborhood is the business core of Woodinville and defined by properties falling within the Central Business District (CBD), Office (O), and P/L zoning. The neighborhood plan emphasizes a broad mix of retail, higher density residential,

wholesale, service and recreational/cultural uses. Major business located here are Molbaks, numerous line-retail malls, and the Woodinville government buildings. Land values typically range within \$13-\$22 adjusting for lot size.

2 land sales since 1/2000 are included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|------------|-----------|----------|-------------|----------|------|
| 90-20 | 210600-0040 | \$200,000 | 02/26/01 | 1804757 | \$13.7 | 14,605 | CBD |
| 90-20 | 102605-9019 | \$310,000 | 6/8/01 | 1823375 | \$21.5 | 14,400 | CBD |

Redmond – Willows (30)

The Willows neighborhood is defined by properties located near Willows Road with in the city of Redmond and extending north through unincorporated King County to Woodinville. This neighborhood is considered part of the regions Technology Corridor and includes a diverse mixture of office, high-tech/ flex, and industrial uses. Zoning is predominately a mix of Business Park (BP) and ISO within unincorporated King County. A small amount of Retail (R) and Multiple Use (MU) zoning falls within the neighborhoods. Development is somewhat limited due to the areas adjacent steep topography and wetlands.

Land values typically range within \$6-\$10/sqft.

2 land sales since 1/2000 are included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|------------|-----------|----------|-------------|----------|------|
| 90-30 | 272605-9110 | \$827,000 | 5/1/00 | 1750842 | \$6.0 | 136,778 | ISO |
| 90-30 | 272605-9008 | \$540,000 | 7/18/00 | 1765613 | \$9.4 | 57,146 | ISO |

Redmond Industrial – West(45), & East Redmond (55)

The Redmond Industrial neighborhoods are defined by properties generally associated with mixed manufacturing/ industrial use. Zoning is typically Business Park (BP), Manufacturing Park (MP), and Industrial (I) properties of Redmond. The cities General Commercial (GC) and Gateway Design District (GDD) areas are also included. The outlining area within this neighborhood includes a small amount of mixed use high density residential. Lot sizes typically range from 30,000sqft to 1,000,000+sqft.

Land values typically range within \$7-\$10/sqft. and \$10-\$17 for GDD zoning.

3 land sales since 1/2000 are included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|--------------|-----------|----------|-------------|----------|------|
| 90-55 | 062506-9113 | 459,500 | 12/20/00 | 1793574 | \$7.6 | 60,548 | I |
| 90-55 | 719893-0020 | \$10,000,000 | 6/18/01 | 1824357 | \$17.1 | 585011 | GDD |
| 90-55 | 719893-0010 | \$10,000,000 | 6/18/01 | 1824358 | \$22.5 | 443,441 | GDD |

Kingsgate (35)

This neighborhood is defined by the area located north of NE 132nd St, east of I-405 and south and west of Woodinville city limits. This is a relatively small neighborhood of scattered parcels within unincorporated King County. The zoning is a diverse mix including a high proportion of multi-family/ residential type properties.

Land values have a wide range reflecting the diversity from \$4-\$15/sqft.

1 land sale since 1/2000 is included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|------------|-----------|----------|-------------|----------|-------|
| 90-35 | 162605-9040 | \$800,000 | 09/28/00 | 1779722 | \$4.3 | 187,743 | R24SO |

Downtown Redmond (50)

The Downtown Redmond neighborhood is the business core of Redmond and defined by properties falling within the City Center zones (CC1-CC6). The zonings allow for wide range of uses ranging from a major regional shopping center facility and associated office/retail use to moderate density residential housing. The outlining areas within this neighborhood consist of R1 – R30 zoning being the higher density residential and condominium communities.

Land values for CC zoning typically range from \$20-\$38/sqft. adjusting for lot size.

4 land sales since 1/2000 are included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|-------------|-----------|----------|-------------|----------|------|
| 90-50 | 025105-0000 | \$775,000 | 6/14/00 | 1759223 | \$21.3 | 36,303 | R20 |
| 90-50 | 012505-9185 | \$500,000 | 11/15/00 | 1787255 | \$23.5 | 21,230 | GC |
| 90-50 | 729290-0110 | \$355,000 | 8/1/00 | 1769062 | \$34.6 | 10,259 | CC6 |
| 90-50 | 779290-0030 | \$1,305,948 | 8/26/02 | 1908387 | \$38.4 | 34,024 | CC1 |

Overlake/ Microsoft (60)

The Overlake/ Microsoft neighborhood is defined as properties within the OV zoning (Overlake Business and Advanced Technology) and located within the city of Redmond. The zoning provides for advanced technology settings, research and development, corporate offices, and compatible high technology manufacturing distribution uses. The corporate offices of Microsoft, Safeco, Nintendo, and Eddie Bauer are located here. Parcel sizes are large typically ranging from 1 to 20+ acres reflecting multiple building campus style settings. A smaller retail zoned (RC) and multi-family zoned area is also located within this neighborhood.

Land values are typically \$23/sqft for OV zone parcels.

1 land sale since 1/2000 was included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|-------------|-----------|----------|-------------|----------|------|
| 90-60 | 232505-9038 | \$2,440,000 | 10/9/02 | 1914709 | \$24.3 | 100,417 | OV |

East Kirkland (65)

This neighborhood is defined as the area generally immediately north and south of NE 85th St located east of I-405 to the Redmond city boundary. The zoning is a diverse mix of business, office, and retail BC (Business Commercial), along NE 85th St, PO (Professional Office) and R(Multi-Family) zoning in the outer areas.

Land values have a wide range reflecting the diversity from \$4-\$20/sqft

2 land sales since 1/2000 were included for this area.

| Area /Nbhd | Parcel Number | Sale Price | Sale Date | Excise # | Price /sqft | Lot Size | Zone |
|------------|---------------|-------------|-----------|----------|-------------|----------|--------|
| 90-65 | 123850-0590 | \$1,320,000 | 11/30/01 | 1856121 | \$10.1 | 130,930 | PLA 17 |
| 90-65 | 123850-0165 | \$1,400,000 | 4/24/00 | 1748534 | \$11.3 | 123,940 | BC |

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

There were 50 improved sales in Area 90 considered being good, fair market transactions reflective of market conditions. These sales were organized into market segments based on predominant use and further stratified by neighborhoods. The sales served to establish a general upper and lower market boundary for the various property types within the subject area. An analysis of the improved sales indicated actual sale prices overall continue to show an increase as of this appraisal revalue date as compared to last year.

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and then expanded to include the surrounding neighborhoods within the geographic area. Location, quality, and effective age were factors considered for adjustment.

Cost approach model description

The Marshall & Swift Commercial Estimator was used to automatically calculate cost estimates for all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

The Income Approach was used for valuation of improved properties throughout Area 90 when considered most appropriate. Economic income information was derived from the market place using the sales included as well as through market rents, surveys, and available publications. Changes in the market were noted in 2003 over prior years with vacancy rates generally continuing to increase and rental rents continuing to fall. The office and warehouse markets continue to be most strongly affected in this Area with high vacancies rates, while retail showed a more stable stronger market and relatively low vacancy rates. Lower capitalization rates were noted to have offset many of these factors through historically low interest rates and the overall higher sales prices.

Income approach calibration.

All tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Income tables were created for many of the property types. A summary and typical breakdown of the income information used for the primary markets follows:

Area 90-10/ 15/ 20/ 25 – North Creek/ Woodinville

| Land Use: | Rent Range per Sqft | Vacancy/Coll. Loss % | Expense Rate % | Capitalization Rate % |
|--------------------------|----------------------------|-----------------------------|-----------------------|------------------------------|
| Office | \$10.00 to \$16.00 | 12% to 14%+ | 10% | 7.5% to 9.5% |
| Retail/Mixed Use | \$12.00 to \$17.00 | 5% | 10% | 7.5% to 9.5% |
| Industrial/ Whse. | \$5.60 to \$7.30 | 12% to 14%+ | 10% | 7.5% to 9.5% |

Office annual rents typically ranged from \$10 to \$16 per triple net rentable area with expenses of 10%. Retail and mixed-use retail annual rents typically ranged from \$12 to \$17 per triple net

rentable area. Industrial, storage, and warehouse properties typical annual rent ranged from \$5.60 to \$7.30 per square foot of net rentable area. General annual expense rates used were 10%. Vacancy rates for office space remained high at 12% to 14%+ for direct space for this period. The Industrial/Warehouse market experienced an increase in vacancy rates to 12% to 14%+ while the Retail segment fell to 5% reflecting the strongest market.

Area 90-45/ 50/ 55 - Redmond CBD/ West/ East

| Land Use: | Rent Range per Sqft | Vacancy/Coll. Loss % | Expense Rate % | Capitalization Rate % |
|--------------------------|----------------------------|-----------------------------|-----------------------|------------------------------|
| Office | \$13.00 to \$20.00 | 10%+ | 10% | 7.5% to 9.5% |
| Retail/Mixed Use | \$10.00 to \$18.00 | 5% | 10% | 7.5% to 9.5% |
| Industrial/ Whse. | \$5.50 to \$7.60 | 10% to 14%+ | 10% | 7.5% to 9.5% |

Office annual rents typically ranged from \$13 to \$20 per net rentable area with expenses of 10%. Vacancy rates continued to show an increase over the previous year with rates typically at 10%+ for the area. The Retail and mixed-use retail market remained strong with annual rents ranging typically from \$10 to \$18 per net rentable area and an vacancy rate of 5%. Industrial, storage, and warehouse properties were typically using annual rent ranges from \$5.50 to \$7.60 per square foot of net rentable area. Vacancy rates for this market increased to 10% to 14%+. General annual expense rates used were 10%.

Area 90-35 / 65 - Kingsgate/ East Kirkland

| Land Use: | Rent Range per Sqft | Vacancy/Coll. Loss % | Expense Rate % | Capitalization Rate % |
|-------------------------|----------------------------|-----------------------------|-----------------------|------------------------------|
| Office | \$15.00 to \$20.00 | 10% to 14%+ | 10% | 7.5% to 9.5% |
| Retail/Mixed Use | \$10.00 to \$18.00 | 5% | 10% | 7.5% to 9.5% |

Office annual rents typically ranged from \$15 to \$20 per net rentable area with expenses of 10%. Vacancy rates continued to show an increase over the previous year with rates typically at 10% to 14%+ for the area. The Retail and mixed-use retail market remained strong with annual rents ranging typically from \$10 to \$18 per net rentable area and a vacancy rate of 5%. The typical annual expense rates were 10%.

Area 90-30/60 – Overlake/Microsoft / Willows

| Land Use: | Rent Range per Sqft | Vacancy/Coll. Loss % | Expense Rate % | Capitalization Rate % |
|------------------|----------------------------|-----------------------------|-----------------------|------------------------------|
| Office | \$12.00 to \$15.00 | 12% | 10% | 7.5% to 9.5% |

| | | | | |
|--------------------------|--------------------|-----|-----|--------------|
| Retail/Mixed Use | \$12.00 to \$20.00 | 5% | 10% | 7.5% to 9.5% |
| Industrial/ Whse. | \$6.00 to \$7.5 | 12% | 10% | 7.5% to 9.5% |

Office annual triple net rents typically ranged from \$12 to \$15/sqft with expenses of 10%. Vacancy rates were similar to the previous year with rates typically at 12% for the area. Retail and mixed-use retail annual rents typically range from \$12 to \$20 per rentable area. Industrial, storage, and warehouse properties annual rent ranges form \$6 to \$7.5 per square foot of net rentable area. Vacancy rates were typically at 12%. The typical annual expense rates are 10%.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraiser reviewed all value estimates before final value selection. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied can varies somewhat but falls within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraisers before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is reflected in the weighted mean ratio of 97.0%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report. The total value for the Geographic assigned parcels increased as follows:

| | 2003 Total | 2004 Total | \$ Change | % Change |
|--------------------|-------------------|-------------------|------------------|-----------------|
| Total Value | \$2,322,689,800 | \$2,377,688,500 | +\$54,998,700 | +2.37% |

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office located in the King County Administration Building.

Present Improvement Ratio Calc

| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------|---|--------------------|-------|-----------|-----|---|-----|---|-----|---|-----|----|-----|----|-----|----|-----|---|
| East Crew | 1/1/2003 | 4/26/2004 | 1/2/01 - 12/6/03 | | | | | | | | | | | | | | | | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | | | | | | | | | | | | | | | | |
| 90 | EPRE | Improvement | N | | | | | | | | | | | | | | | | |
| SAMPLE STATISTICS | | | | | | | | | | | | | | | | | | | |
| Sample size (n) | 50 | <div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6</td><td>3</td></tr><tr><td>0.7</td><td>2</td></tr><tr><td>0.8</td><td>2</td></tr><tr><td>0.9</td><td>13</td></tr><tr><td>1.0</td><td>19</td></tr><tr><td>1.1</td><td>10</td></tr><tr><td>1.2</td><td>1</td></tr></tbody></table></div> | | Ratio | Frequency | 0.6 | 3 | 0.7 | 2 | 0.8 | 2 | 0.9 | 13 | 1.0 | 19 | 1.1 | 10 | 1.2 | 1 |
| Ratio | Frequency | | | | | | | | | | | | | | | | | | |
| 0.6 | 3 | | | | | | | | | | | | | | | | | | |
| 0.7 | 2 | | | | | | | | | | | | | | | | | | |
| 0.8 | 2 | | | | | | | | | | | | | | | | | | |
| 0.9 | 13 | | | | | | | | | | | | | | | | | | |
| 1.0 | 19 | | | | | | | | | | | | | | | | | | |
| 1.1 | 10 | | | | | | | | | | | | | | | | | | |
| 1.2 | 1 | | | | | | | | | | | | | | | | | | |
| Mean Assessed Value | 1,640,600 | | | | | | | | | | | | | | | | | | |
| Mean Sales Price | 1,764,700 | | | | | | | | | | | | | | | | | | |
| Standard Deviation AV | 1,588,339 | | | | | | | | | | | | | | | | | | |
| Standard Deviation SP | 1,607,482 | | | | | | | | | | | | | | | | | | |
| ASSESSMENT LEVEL | | | | | | | | | | | | | | | | | | | |
| Arithmetic mean ratio | 0.905 | | | | | | | | | | | | | | | | | | |
| Median Ratio | 0.935 | | | | | | | | | | | | | | | | | | |
| Weighted Mean Ratio | 0.930 | | | | | | | | | | | | | | | | | | |
| UNIFORMITY | | | | | | | | | | | | | | | | | | | |
| Lowest ratio | 0.5476 | | | | | | | | | | | | | | | | | | |
| Highest ratio: | 1.1318 | | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | 9.87% | | | | | | | | | | | | | | | | | | |
| Standard Deviation | 0.1299 | | | | | | | | | | | | | | | | | | |
| Coefficient of Variation | 14.35% | | | | | | | | | | | | | | | | | | |
| Price-related Differential | 0.97 | | | | | | | | | | | | | | | | | | |
| RELIABILITY | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Median | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.887 | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.967 | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Mean | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.869 | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.941 | | | | | | | | | | | | | | | | | | |
| SAMPLE SIZE EVALUATION | | | | | | | | | | | | | | | | | | | |
| N (population size) | 894 | | | | | | | | | | | | | | | | | | |
| B (acceptable error - in decimal) | 0.05 | | | | | | | | | | | | | | | | | | |
| S (estimated from this sample) | 0.1299 | | | | | | | | | | | | | | | | | | |
| Recommended minimum: | 26 | | | | | | | | | | | | | | | | | | |
| Actual sample size: | 50 | | | | | | | | | | | | | | | | | | |
| Conclusion: | OK | | | | | | | | | | | | | | | | | | |
| NORMALITY | | | | | | | | | | | | | | | | | | | |
| Binomial Test | | | | | | | | | | | | | | | | | | | |
| # ratios below mean: | 20 | | | | | | | | | | | | | | | | | | |
| # ratios above mean: | 30 | | | | | | | | | | | | | | | | | | |
| z: | 1.272792206 | | | | | | | | | | | | | | | | | | |
| Conclusion: | Normal* | | | | | | | | | | | | | | | | | | |
| *i.e., no evidence of non-normality | | | | | | | | | | | | | | | | | | | |

Merge Improvement Ratio Calc

| | | | | | |
|--|-------------------|---|---------------------------|--|--|
| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: | | |
| East Crew | 1/1/2004 | 4/26/2004 | 1/2/01 - 12/6/03 | | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | | |
| 90 | EPRE | Improvement | N | | |
| SAMPLE STATISTICS | | | | | |
| <i>Sample size (n)</i> | 50 | <div><div>Ratio Frequency</div></div> | | | |
| <i>Mean Assessed Value</i> | 1,711,800 | | | | |
| <i>Mean Sales Price</i> | 1,764,700 | | | | |
| <i>Standard Deviation AV</i> | 1,616,392 | | | | |
| <i>Standard Deviation SP</i> | 1,607,482 | | | | |
| | | | | | |
| ASSESSMENT LEVEL | | | | | |
| <i>Arithmetic mean ratio</i> | 0.966 | <div>These figures reflect current sales and their effect on the recommended assessed values.</div> | | | |
| <i>Median Ratio</i> | 0.969 | | | | |
| <i>Weighted Mean Ratio</i> | 0.970 | | | | |
| | | | | | |
| UNIFORMITY | | | | | |
| <i>Lowest ratio</i> | 0.7827 | | | | |
| <i>Highest ratio:</i> | 1.1155 | | | | |
| <i>Coefficient of Dispersion</i> | 5.14% | | | | |
| <i>Standard Deviation</i> | 0.0675 | | | | |
| <i>Coefficient of Variation</i> | 6.99% | | | | |
| <i>Price-related Differential</i> | 1.00 | | | | |
| RELIABILITY | | | | | |
| <i>95% Confidence: Median</i> | | | | | |
| <i>Lower limit</i> | 0.946 | | | | |
| <i>Upper limit</i> | 0.986 | | | | |
| <i>95% Confidence: Mean</i> | | | | | |
| <i>Lower limit</i> | 0.948 | | | | |
| <i>Upper limit</i> | 0.985 | | | | |
| SAMPLE SIZE EVALUATION | | | | | |
| <i>N (population size)</i> | 893 | | | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | | | |
| <i>S (estimated from this sample)</i> | 0.0675 | | | | |
| <i>Recommended minimum:</i> | 7 | | | | |
| <i>Actual sample size:</i> | 50 | | | | |
| <i>Conclusion:</i> | OK | | | | |
| NORMALITY | | | | | |
| <i>Binomial Test</i> | | | | | |
| <i># ratios below mean:</i> | 23 | | | | |
| <i># ratios above mean:</i> | 27 | | | | |
| <i>z:</i> | 0.424264069 | | | | |
| <i>Conclusion:</i> | Normal* | | | | |
| *i.e., no evidence of non-normality | | | | | |

Improvement Sales for Area 090 with Sales Used

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par . Ct. | Ver. Code |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|---------------------------------|-------|-----------|-----------|
| 090 | 010 | 613785 | 0010 | 6,600 | 1883660 | \$1,500,000 | 04/25/02 | \$227.27 | NORTH CREEK RETAIL CENTER | MU | 1 | 2 |
| 090 | 015 | 032605 | 9035 | 45,200 | 1815729 | \$3,150,000 | 05/01/01 | \$69.69 | SEATTLE BREWERY/RED BALL | I | 1 | 2 |
| 090 | 015 | 032605 | 9080 | 10,620 | 1812991 | \$900,000 | 04/09/01 | \$84.75 | INTERBAY FOOD CO | I | 1 | 2 |
| 090 | 015 | 032605 | 9082 | 17,882 | 1890139 | \$1,075,000 | 05/10/02 | \$60.12 | NORTHWOOD INDUSTRIAL PARK SOUTH | I | 1 | 2 |
| 090 | 015 | 726910 | 0093 | 2,529 | 1998987 | \$250,000 | 10/29/03 | \$98.85 | STORAGE BLDGS | I | 1 | 2 |
| 090 | 015 | 956075 | 0060 | 28,500 | 1815195 | \$2,150,000 | 05/01/01 | \$75.44 | T R ZETCO PACKAGING & PAPER | I | 1 | 2 |
| 090 | 015 | 956075 | 0100 | 20,440 | 1875745 | \$1,690,000 | 12/18/01 | \$82.68 | WOODINVILLE BUSINESS PARK | I | 1 | 2 |
| 090 | 015 | 956075 | 0110 | 20,440 | 1891839 | \$1,750,000 | 06/04/02 | \$85.62 | WOODINVILLE BUSINESS PARK | I | 1 | 2 |
| 090 | 020 | 102605 | 9091 | 8,784 | 1902598 | \$2,475,000 | 08/08/02 | \$281.76 | BELMONT OFFICE PARK | O | 1 | 2 |
| 090 | 020 | 102605 | 9115 | 6,000 | 1893304 | \$1,300,000 | 06/18/02 | \$216.67 | SYNERGY CONSTRUCTION | O | 1 | 2 |
| 090 | 020 | 726910 | 0050 | 18,928 | 1868030 | \$2,175,000 | 02/13/02 | \$114.91 | MCLENDON HARDWARE | CBD | 1 | 2 |
| 090 | 020 | 951710 | 0074 | 4,775 | 1920567 | \$1,060,000 | 11/07/02 | \$221.99 | RUBY'S DINER | CBD | 1 | 2 |
| 090 | 020 | 951710 | 0175 | 17,750 | 1951087 | \$3,200,000 | 04/10/03 | \$180.28 | WOODINVILLE WEST CENTER | CBD | 1 | 2 |
| 090 | 025 | 102605 | 9032 | 6,238 | 1944104 | \$1,087,500 | 03/07/03 | \$174.33 | WOODINVILLE MONTESSORI SCHOOL | RA2.5 | 2 | 2 |
| 090 | 025 | 152605 | 9006 | 84,448 | 1819826 | \$6,740,000 | 05/25/01 | \$79.81 | MACKIE 2 WAREHOUSE | I | 1 | 2 |
| 090 | 030 | 272605 | 9102 | 6,171 | 1974986 | \$1,650,000 | 07/07/03 | \$267.38 | OFFICE BUILDING | ISO | 1 | 2 |
| 090 | 035 | 162605 | 9084 | 2,500 | 1928303 | \$330,000 | 12/13/02 | \$132.00 | A & J MART | NBSO | 1 | 2 |
| 090 | 035 | 212605 | 9195 | 2,592 | 1990023 | \$440,000 | 09/18/03 | \$169.75 | AMERICAN CAPITAL MTG CORP | CBSO | 1 | 2 |
| 090 | 035 | 387646 | 0010 | 2,800 | 1955742 | \$601,310 | 04/30/03 | \$214.75 | TONY'S BAR & GRILL | CBSO | 1 | 2 |
| 090 | 045 | 022505 | 9194 | 15,200 | 1796070 | \$1,953,052 | 01/08/01 | \$128.49 | BAYSIDE DISPOSAL | MP | 1 | 2 |
| 090 | 045 | 032505 | 9133 | 17,692 | 1948352 | \$3,498,891 | 03/28/03 | \$197.77 | O'BRIEN INTERNATIONAL | LI | 4 | 2 |
| 090 | 045 | 032505 | 9199 | 7,000 | 1927438 | \$867,500 | 12/02/02 | \$123.93 | OLANDER CORP | MP | 1 | 2 |
| 090 | 045 | 032505 | 9206 | 21,631 | 1962221 | \$2,135,550 | 05/29/03 | \$98.73 | NUPRECON CORP | MP | 1 | 2 |
| 090 | 050 | 022505 | 9073 | 1,624 | 2006807 | \$347,500 | 12/06/03 | \$213.98 | BEAUTY SHOP | CC4 | 1 | 2 |
| 090 | 050 | 112505 | 9040 | 5,946 | 2005284 | \$1,492,000 | 12/01/03 | \$250.92 | TONY ROMA'S | CC3 | 1 | 2 |
| 090 | 050 | 112505 | 9054 | 25,700 | 1795261 | \$4,600,000 | 01/02/01 | \$178.99 | WEST GATE BUSINESS PARK | CC4 | 1 | 2 |
| 090 | 050 | 122505 | 9053 | 1,806 | 1941115 | \$335,000 | 02/11/03 | \$185.49 | MIRAGE HAIR SALON | CC4 | 1 | 2 |
| 090 | 050 | 122505 | 9073 | 1,680 | 1868276 | \$550,000 | 02/13/02 | \$327.38 | THOMPSON AGENCY | CC4 | 1 | 2 |
| 090 | 050 | 660050 | 0040 | 3,210 | 1845841 | \$875,000 | 10/08/01 | \$272.59 | REDMOND MEDICAL CLINIC | CC4 | 1 | 2 |
| 090 | 050 | 671970 | 0320 | 7,050 | 1903844 | \$1,850,000 | 08/14/02 | \$262.41 | 8060 BUILDING | CC6 | 1 | 2 |

Improvement Sales for Area 090 with Sales Used

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par . Ct. | Ver. Code |
|-------------|-------------|--------------|--------------|----------------------|------------|-------------------|----------------------|---------------------|----------------------------------|-------------|----------------------|----------------------|
| 090 | 050 | 671970 | 0335 | 6,334 | 1956178 | \$1,575,000 | 04/28/03 | \$248.66 | OFFICE BLDG | CC6 | 1 | 2 |
| 090 | 050 | 719880 | 0055 | 2,596 | 1801503 | \$265,000 | 02/14/01 | \$102.08 | PALMERS | CC1 | 1 | 2 |
| 090 | 050 | 719880 | 0062 | 4,630 | 1802383 | \$468,000 | 02/21/01 | \$101.08 | THE HOTEL CAFE | CC1 | 1 | 2 |
| 090 | 050 | 719890 | 0010 | 5,955 | 1796025 | \$900,000 | 01/09/01 | \$151.13 | PARKWAY PROFESSIONAL PLAZA | CC4 | 1 | 2 |
| 090 | 050 | 719890 | 0230 | 3,792 | 1930192 | \$830,000 | 12/19/02 | \$218.88 | MONMA'S RESTAURANT/ APT | CC4 | 1 | 2 |
| 090 | 050 | 802970 | 0030 | 7,329 | 1948793 | \$1,584,000 | 03/24/03 | \$216.13 | OFFICE BUILDING | CC1 | 1 | 2 |
| 090 | 050 | 920020 | 0020 | 43,915 | 1924542 | \$7,290,000 | 11/27/02 | \$166.00 | VILLAGE SQUARE SHOPPING | CC4 | 2 | 2 |
| 090 | 050 | 927070 | 0095 | 7,600 | 1888542 | \$1,245,814 | 05/24/02 | \$163.92 | 159TH PL BLDG | CC5 | 1 | 2 |
| 090 | 055 | 122505 | 9260 | 19,616 | 1945826 | \$1,500,000 | 03/15/03 | \$76.47 | UNITED MILLWORK | MP | 1 | 2 |
| 090 | 055 | 519550 | 0140 | 36,708 | 1902266 | \$3,800,000 | 08/06/02 | \$103.52 | H I FOODS INC | MP | 1 | 2 |
| 090 | 060 | 067310 | 0070 | 42,801 | 1923843 | \$6,400,000 | 11/25/02 | \$149.53 | WASHINGTON CREDIT UNION BUILDING | RC | 1 | 2 |
| 090 | 060 | 392720 | 0060 | 4,958 | 1831946 | \$1,050,000 | 07/26/01 | \$211.78 | KOLL COMMERCE CENTER LOT 6 | RC | 1 | 2 |
| 090 | 060 | 392720 | 0090 | 6,463 | 1908433 | \$1,311,989 | 09/06/02 | \$203.00 | KOLL COMMERCE CENTER LOT 9 | RC | 1 | 2 |
| 090 | 060 | 392720 | 0130 | 7,445 | 1900620 | \$1,400,000 | 07/29/02 | \$188.05 | KOLL COMMERCE CENTER LOT 13 | RC | 1 | 2 |
| 090 | 060 | 392720 | 0200 | 8,230 | 1982787 | \$1,350,000 | 08/22/03 | \$164.03 | KOLL COMMERCE CENTER LOT 20 | RC | 1 | 2 |
| 090 | 065 | 123310 | 0750 | 15,000 | 1917398 | \$2,497,500 | 10/19/02 | \$166.50 | OFFICE | BCX | 1 | 2 |
| 090 | 065 | 123310 | 0760 | 8,700 | 1865505 | \$1,200,000 | 01/29/02 | \$137.93 | AUTOMOBILE CARE CENTER | BCX | 1 | 2 |
| 090 | 065 | 124190 | 0046 | 3,672 | 1999121 | \$550,000 | 10/30/03 | \$149.78 | DISCOVERY PRESCHOOL & CHILDCARE | PO | 1 | 2 |
| 090 | 065 | 388810 | 0220 | 6,820 | 1997404 | \$515,000 | 10/23/03 | \$75.51 | SFR HOUSE & GAR SVCS/WHSE | RSX7.2 | 1 | 2 |
| 090 | 065 | 863570 | 0010 | 2,341 | 1923962 | \$476,000 | 11/25/02 | \$203.33 | CONVERTED SFR | PO2 | 1 | 2 |